

## Attachment to Zoning Amendment

Salt Lake City Rezoning of the Douglas Ward located at 721 South 1200 East Salt Lake City, Utah

### LEGAL DESCRIPTION OF THE “DOUGLAS WARD”

That certain real property located in Salt Lake City, Salt Lake County, Utah, described and generally depicted as follows:

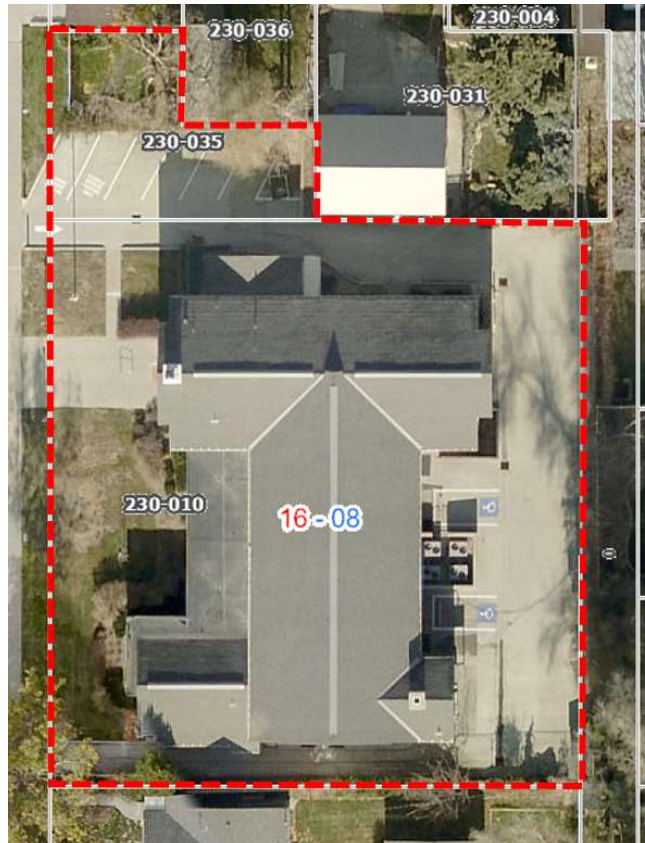
Parcel 1:

Lots 16 through 21 inclusive, in Block 10, ARLINGTON HEIGHTS Subdivision, according to the official plat thereof on file and of record in the SALT LAKE County Recorder's Office.  
TOGETHER WITH one-half of the vacated alley abutting the property on the East.

Parcel 2:

Beginning at the Northwest Corner of Lot 23, Block 10, ARLINGTON HEIGHTS Subdivision and running thence North  $89^{\circ}57'27''$  East 34.257 feet; thence South  $00^{\circ}00'28''$  West 25.177 feet; thence North  $89^{\circ}42'34''$  East 36.257 feet; then South  $00^{\circ}00'28''$  West 25.00 feet; thence South  $89^{\circ}57'27''$  West 70.514 feet; thence North  $00^{\circ}00'28''$  East 50.015 feet to the point of beginning.

Tax Parcels Nos. 16-08-230-035-0000 and 16-08-230-010-0000. The legal description of the Property shall be determined by the Title Report.



**PURPOSE STATEMENT**

The purpose of this amendment to the Zoning map is to permit a school on the Douglas Ward property. Thus, we request the zoning be changed from R2 to Public Lands (PL). This zoning is consistent with the McGillis school located at 668 South 1300 East and it is consistent with East High School. This new use has support from neighbors and Council Member Ana Valdemoros has offered to help McGillis School with this Zoning map amendment, see attached letter.

**DESCRIPTION OF PROPOSED USE OF THE PROPERTY BEING REZONED**

The McGillis School currently operates a school located at 668 South 1300 East in Salt Lake City, Utah. The McGillis School desires to acquire the Douglas Ward and use said property as an extension of their existing school. As desired by the McGillis School, the Douglas Ward property will be used for classes, meetings, assemblies, and administration.

**LIST THE REASONS WHY THE PRESENT ZONING MAY NOT BE APPROPRIATE FOR THE AREA**

The Douglas Ward is currently zoned R-2. The McGillis School intends to use the property as an extension of their existing school. Although schools like The McGillis School are frequently located in residential areas, Salt Lake City Land Use Tables for permitted and conditional uses for residential districts shows that the proposed use is not a permitted use or a conditional use. Thus, it is necessary to amend the Zoning map so the McGillis School may use the building as a school.

21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

To view TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS in PDF, click [HERE](#)

Legend:	C =		Conditional												P =		Permitted		
Use	Permitted And Conditional Uses By District																		
	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF- 30	MF- 35	RMF- 45	RMF- 75	RB	R-MU- 35	R-MU- 45	R-MU	RO
area																			
Retail service establishment															P	P	P	P	
School, music conservatory															P	C	C	P	
School, professional and vocational															P	C	C	P	p6
School, seminary and religious institute	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Seasonal farm stand															P	P	P	P	P

**LIST THE PARCEL NUMBERS TO BE CHANGED AS PART OF THE REZONING**

Tax Parcels Nos. 16-08-230-035-0000 and 16-08-230-010-0000.